



Results Update Q3FY26

January 19, 2026

CONTENTS

Financial Update

Investment Properties

Development Properties

Balance Sheet – Abstract (Consolidated)

Particulars	Amount in Rs Lakh		
	9MFY26	9MFY25	FY25
Non-current assets	7,78,886	7,06,668	7,52,516
Current assets	16,74,272	15,48,733	15,21,691
Total	24,53,158	22,55,401	22,74,207
Equity	17,28,967	15,34,508	15,70,487
Non-current liabilities	3,26,480	3,75,352	3,52,986
Current liabilities	3,97,711	3,45,541	3,50,734
Total	24,53,158	22,55,401	22,74,207

Note: Previous period figures have been re-grouped / re-classified wherever necessary to conform to current period's classification.

Cash Flow – Abstract (Consolidated)

Particulars	Amount in Rs Lakh				
	Q3FY26	Q2FY26	Q3FY25	9MFY26	9MFY25
Opening Cash and Bank Balance	14,143	18,730	69,483	26,767	29,696
Operating Cash Flows	19,847	64,586	36,941	1,09,653	1,87,656
Investing Cash Flows	4,746	(45,270)	(1,05,520)	(42,164)	(1,42,987)
Financing Cash Flows	(26,308)	(23,903)	1,31,495	(81,828)	58,034
Closing Cash and Bank Balance*	12,428	14,143	1,32,399	12,428	1,32,399
Add: Short-term Liquid Investments	3,03,243	3,12,952	2,09,992	3,03,243	2,09,992
Closing Cash and Bank Balance (incl. Short-term Liquid Investments)	3,15,671	3,27,095	3,42,391	3,15,671	3,42,391

* Includes Rs. 11,977 lakh for Q3FY26/9MFY26, Rs. 18,644 lakh for Q2FY26 and Rs. 1,875 lakh for Q3FY25/9MFY25 shown under other financial assets.

Excludes Rs. 2,609 Lakh for Q3FY26/9MFY26, Rs. 2,609 lakh for Q2FY26 and Rs. 3 lakh for Q3FY25/9MFY25 shown under cash and bank balance which are earmarked for specific purpose.

Note: Previous period figures have been re-grouped / re-classified wherever necessary to conform to current period's classification.

Assets – Abstract (Consolidated)

Particulars	9MFY26	9MFY25	FY25	Amount in Rs Lakh
Non-current assets				
Fixed assets (including CWIP & ROU)	6,39,828	6,02,712	6,28,920	
Financial assets	59,779	35,486	47,523	
Deferred tax assets (net)	12,578	14,381	13,588	
Other non-current assets	66,701	54,089	62,485	
Total non-current assets	7,78,886	7,06,668	7,52,516	
Current assets				
Inventories	10,05,422	9,27,709	9,44,650	
Financial assets				
i) Investments in mutual fund	1,37,997	1,43,315	2,07,684	
ii) Cash and Bank balances	1,68,305	1,99,514	1,00,297	
iii) Trade receivables	15,687	26,002	11,266	
iv) Others	61,657	64,690	55,818	
Other current assets	2,85,204	1,87,503	2,01,976	
Total current assets	16,74,272	15,48,733	15,21,691	

Note: Previous period figures have been re-grouped / re-classified wherever necessary to conform to current period's classification.

Liabilities – Abstract (Consolidated)

	Amount in Rs Lakh		
	9MFY26	9MFY25	FY25
Non-current liabilities			
Financial liabilities			
i) Borrowings	2,57,012	3,15,229	2,89,485
ii) Trade Payables	6,784	7,256	6,755
iii) Others	44,550	34,346	38,789
Provisions	436	196	250
Deferred tax liabilities (Net)	4,266	3,973	2,677
Other non-current liabilities	13,432	14,352	15,030
Total non-current liabilities	3,26,480	3,75,352	3,52,986
Current liabilities			
Financial liabilities			
i) Borrowings	31,146	38,259	40,555
ii) Trade Payables	56,457	69,512	65,589
iii) Others	52,729	53,083	50,214
Other current liabilities			
i) Advance from customers	10,748	5,308	8,252
ii) Others	2,44,109	1,78,951	1,85,597
Provisions	2,522	428	527
Total current liabilities	3,97,711	3,45,541	3,50,734

Note: Previous period figures have been re-grouped / re-classified wherever necessary to conform to current period's classification.

Profit & Loss Account – Abstract (Consolidated)

Particulars	Amount in Rs Lakh (Except EPS)				
	Q3FY26	Q2FY26	Q3FY25	9MFY26	9MFY25
Revenue from Projects	1,10,412	1,39,666	1,09,663	3,13,398	3,30,770
Revenue from Rent	30,000	29,016	22,363	86,978	59,871
Revenue from Hospitality	5,550	4,440	5,345	14,233	13,880
Property Management Revenues	2,934	3,452	2,178	9,058	5,659
Other Operating Revenues	368	1,330	1,559	2,256	3,433
Revenue from Operations	1,49,264	1,77,904	1,41,108	4,25,923	4,13,613
Non Operating Income	6,910	6,580	4,919	22,133	12,471
Total Income	1,56,174	1,84,484	1,46,027	4,48,056	4,26,084
Total Expenses	73,548	86,335	65,271	2,17,261	1,90,052
Profit before share of profit / (loss) of joint ventures and exceptional items	82,626	98,149	80,756	2,30,795	2,36,032
Share of Profit / (loss) of associates (net)	937	1,165	272	2,778	747
Less: Exceptional items	2,306	-	-	2,306	-
Profit Before Tax	81,257	99,314	81,028	2,31,267	2,36,779
Net Profit for the period	62,264	76,026	61,838	1,80,415	1,79,234
Other comprehensive income, net of tax	(14)	(80)	(56)	(119)	(79)
Total Comprehensive Income for the period	62,250	75,946	61,782	1,80,296	1,79,155
Diluted EPS (Rs.) excluding exceptional items (not annualised)	17.60	20.91	17.01	50.09	49.29
Diluted EPS (Rs.) (not annualised)	17.12	20.91	17.01	49.62	49.29

Key Financial Parameters

Particulars	9MFY26	9MFY25
Adjusted operating margin*	59.80%	63.31%
Net profit margin	40.27%	42.07%
RONW [#]	14.58%	16.37%
ROCE [#]	13.67%	14.97%
Gross debt to equity	0.17	0.23
Net debt to equity	(0.02)	0.01
Current ratio	4.21	4.48

* Operating margin excluding indirect expenses/ overheads

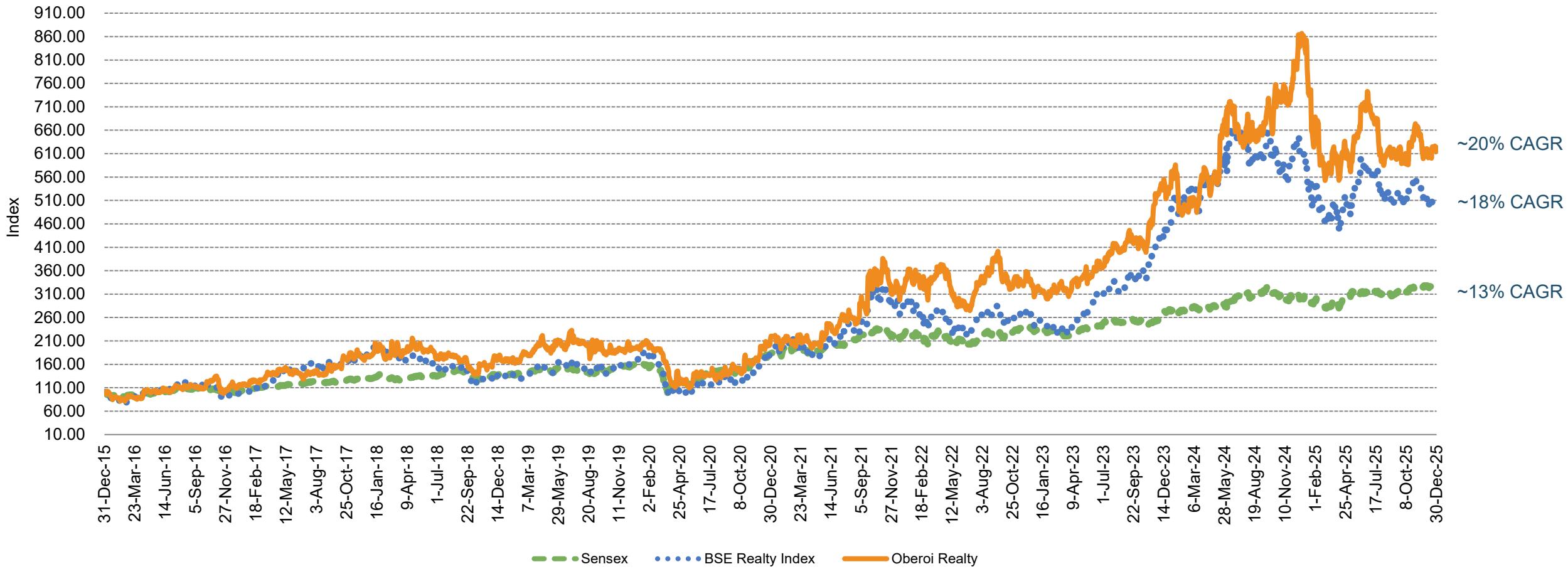
#Calculated on Average Networth and Average Capital Employed

Operating Margin Analysis

Particulars	Total	Residential	Rental	Hospitality	Amount in Rs Lakh
					Property Management Services
Q3FY26	60.95%	54.55%	93.43%	42.60%	4.23%
Revenues from operations	1,49,264	1,10,694	30,063	5,572	2,935
Adjusted operating margin*	90,975	60,388	28,089	2,374	124
9MFY26	59.80%	53.02%	92.98%	40.11%	8.60%
Revenues from operations	4,25,923	3,15,529	87,032	14,297	9,065
Adjusted operating margin*	2,54,714	1,67,279	80,922	5,735	779
Q3FY25	64.67%	61.64%	90.61%	42.49%	5.69%
Revenues from operations	1,41,108	1,11,009	22,550	5,366	2,183
Adjusted operating margin*	91,256	68,420	20,432	2,280	124
9MFY25	63.31%	60.36%	90.99%	39.67%	1.14%
Revenues from operations	4,13,613	3,33,779	60,215	13,944	5,675
Adjusted operating margin*	2,61,852	2,01,465	54,790	5,532	64

* Operating margin excluding indirect expenses/ overheads

Performance of Scrip (Last 10 years)



Note: Opening levels of Sensex and Realty Index as on Jan 01, 2016 was 26,117.54 and 1,344.33 respectively, the same has been indexed to 100. For Oberoi Realty, the opening price as on Jan 01, 2016 was Rs. 268.10/-, the same has been indexed to 100.

Shareholding Pattern (%)

Category	31-Dec-25	30-Sep-25	30-Jun-25	31-Mar-25	31-Dec-24
Promoter and Promoter Group	67.70%	67.70%	67.70%	67.70%	67.70%
Foreign Institutional Investors (FIIs)	16.58%	16.06%	19.36%	19.97%	20.24%
Domestic Institutional Investors (Institutional investors other than FIIs)	13.46%	13.85%	10.80%	10.20%	10.06%
Other public shareholders	2.26%	2.39%	2.14%	2.13%	2.00%

Investment Properties

COMMERZ
INTERNATIONAL BUSINESS PARK



GLA : ~3.15 Lakh sqft.

COMMERZ
INTERNATIONAL BUSINESS PARK



GLA : ~8.04 Lakh sqft.

COMMERZ
INTERNATIONAL BUSINESS PARK



GLA : ~38.10 Lakh sqft.

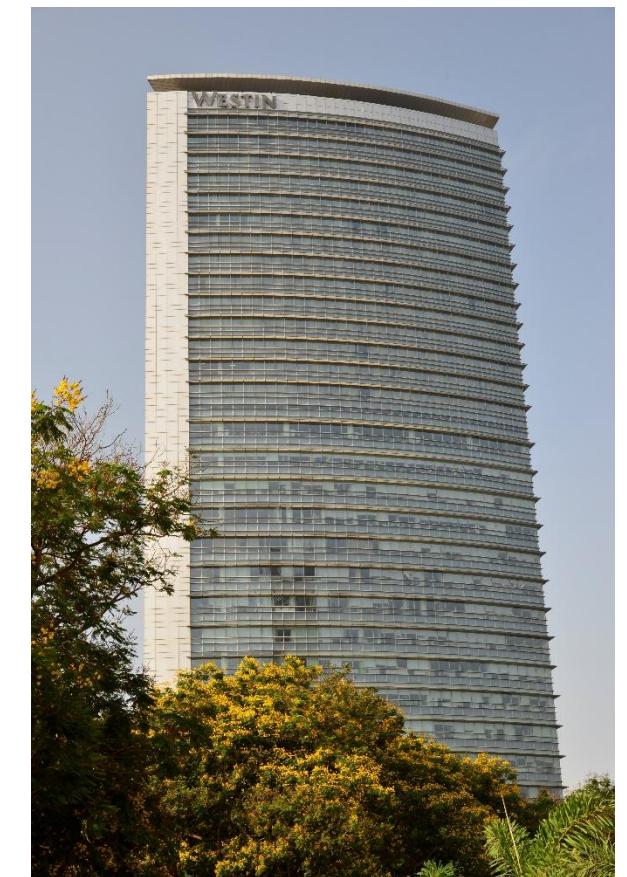
Investment Properties



GLA : ~5.30 Lakh sqft.



GLA : ~12.07 Lakh sqft.



269 Rooms

Quarterly Synopsis – Investment Properties

Investment Properties	Total GLA/ Keys	Operating Revenue	EBITDA	EBITDA Margin	Occupancy
	(Lakh sqft.)	(Rs. Lakh)	(Rs. Lakh)	(%)	(%)
Office	49.30	18,339	16,875	92%	92%
Retail	17.37	10,096	9,384	93%	69%
Total	66.67	[#] 28,436	26,259	92%	86%
Hospitality	269	5,572	2,322	42%	78%

Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

Commerz

Particulars	Q3FY26	Q2FY26	Q3FY25	9MFY26	9MFY25
Operating Revenue (Rs. Lakh) [#]	1,334	1,385	1,223	4,086	3,370
EBITDA (Rs. Lakh)	1,318	1,214	1,015	3,738	3,013
EBITDA Margin (%)	99%	88%	83%	91%	89%
Occupancy (%)	96%	96%	96%	96%	85%

* The occupancy is the arithmetic average of the occupancy in each quarter

Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

Commerz II

Particulars	Q3FY26	Q2FY26	Q3FY25	9MFY26	9MFY25
Operating Revenue (Rs. Lakh) [#]	3,631	3,567	3,555	10,777	10,152
EBITDA (Rs. Lakh)	3,398	3,277	3,350	10,003	9,310
EBITDA Margin (%)	94%	92%	94%	93%	92%
Occupancy (%)	100%	96%	96%	98%*	94%*

* The occupancy is the arithmetic average of the occupancy in each quarter

Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

Commerz III

Particulars	Q3FY26	Q2FY26	Q3FY25	9MFY26	9MFY25
Operating Revenue (Rs. Lakh) [#]	13,374	12,821	11,023	38,540	26,895
EBITDA (Rs. Lakh)	12,159	11,606	9,904	34,935	23,706
EBITDA Margin (%)	91%	91%	90%	91%	88%
Occupancy (%)	90%	87%	77%	87%*	66%*

* The occupancy is the arithmetic average of the occupancy in each quarter

Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

Oberoi Mall

Particulars	Q3FY26	Q2FY26	Q3FY25	9MFY26	9MFY25
Operating Revenue (Rs. Lakh) [#]	5,257	5,222	4,962	15,550	14,523
EBITDA (Rs. Lakh)	5,076	5,150	4,709	15,090	14,043
EBITDA Margin (%)	97%	99%	95%	97%	97%
Occupancy (%)	99%	99%	99%	99%*	99%*

* The occupancy is the arithmetic average of the occupancy in each quarter

Operating Revenue is the total of actual revenue share received and net impact of straight lining of area leased

Sky City Mall

Particulars	Q3FY26	Q2FY26	9MFY26
Operating Revenue (Rs. Lakh) [#]	4,840	4,518	13,398
EBITDA (Rs. Lakh)	4,308	4,148	12,065
EBITDA Margin (%)	89%	92%	90%
Occupancy (%)	56%	53%	53%*

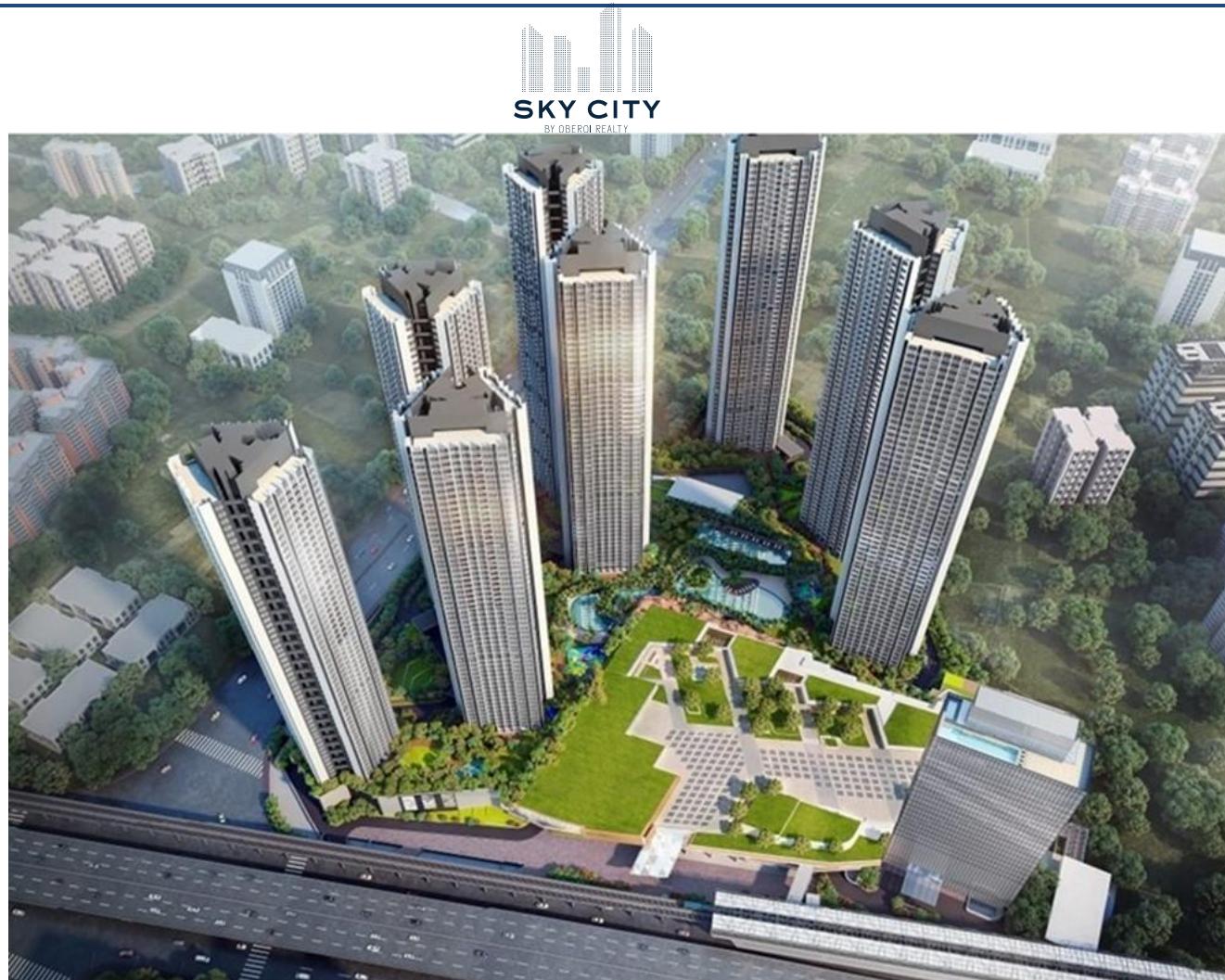
* The occupancy is the arithmetic average of the occupancy in each quarter

Operating Revenue is the total of actual revenue share received and net impact of straight lining of area leased

The Westin Mumbai Garden City

Particulars	Q3FY26	Q2FY26	Q3FY25	9MFY26	9MFY25
Operating Revenue (Rs. Lakh)	5,572	4,461	5,366	14,297	13,944
EBITDA (Rs. Lakh)	2,322	1,773	2,259	5,697	5,571
EBITDA Margin (%)	42%	40%	42%	40%	40%
Number of Rooms	269	269	269	269	269
Average Room Rate (Rs.)	17,567	13,735	16,396	15,387	13,750
Occupancy (%)	78%	80%	79%	77%	81%
RevPAR (Rs.)	13,764	11,037	12,910	11,809	11,169

Development Properties



Project Till Date Synopsis – Key Development Properties

Residential Projects	Carpet Area	Area Booked Till Date	Inventory as on Date	Gross Booking Value till Date	Revenue Recognised till Date	Project Completion
	(sqft.)	(sqft.)	(sqft.)	(Rs. Lakh)	(Rs. Lakh)	(%)
Elysian	25,78,909	18,58,390	7,20,519	6,94,731	4,40,912	@
Jardin	11,05,124	6,14,682	4,90,442	1,56,337	15,215	^
Forestville	11,08,932	2,90,696	8,18,236	56,586	24,244	\$
Eternia	13,49,549	9,54,257	3,95,292	2,47,370	2,36,157	100%
Enigma	12,57,392	10,88,905	1,68,487	2,95,069	2,85,521	100%
Sky City	28,54,907	25,88,763	2,66,144	7,47,135	6,84,251	#
Three Sixty West - ORL	5,49,191	2,68,061	2,81,130	3,60,077	2,88,296	100%
Total	1,08,04,004	76,63,754	31,40,250	25,57,304	19,74,596	

@ - Project Completion for Elysian T-A is 82%, T-B is 74%, T-C is 47% and T-D is 38%

^ - Project Completion for Jardin is yet to reach threshold

\$ - Project completion for Forestville T-B is 48%, T-C is 46% and for T-A is yet to reach threshold

- Occupation Certificate received for Sky City A-D and T-E; Project Completion for T-F is 89% and T-G is 66%

Quarterly Synopsis – Key Development Properties

Residential Projects	Area Booked in Q3FY26	Units Booked in Q3FY26	Booking Value for Q3FY26	Amount Collected in Q3FY26	Revenue Recognised in Q3FY26
	(sqft.)	(nos.)	(Rs. Lakh)	(Rs. Lakh)	(Rs. Lakh)
Elysian	27,279	12	12,339	27,252	34,681
Jardin	30,223	25	7,726	5,882	2,605
Forestville	23,793	25	4,685	5,019	5,798
Eternia	39,472	37	13,719	9,312	7,288
Enigma	25,545	13	9,025	11,611	11,354
Sky City	16,891	15	9,167	10,483	23,415
Three Sixty West - ORL	22,851	3	26,975	27,916	25,271
Total	1,86,054	130	83,635	97,474	1,10,412

Elysian

Project status as on Sep 30, 2025



Tower – A

Project status as on Dec 31, 2025



Tower – A

Elysian

Particulars	Q3FY26	Q2FY26	Q3FY25	9MFY26	9MFY25	Project Till Date
Carpet area (sqft.)	25,78,909	25,78,909	21,77,157	25,78,909	21,77,157	25,78,909
Units (nos.)	1,146	1,146	984	1,146	984	1,146
Area Booked (sqft.)	27,279	73,937	53,004	3,41,241	1,86,269	18,58,390
Units Booked (nos.)	12	39	29	149	95	829
Area in Inventory (sqft.)	7,20,519	7,47,799	6,84,453	7,20,519	6,84,453	7,20,519
Units in Inventory (nos.)	317	329	318	317	318	317
Gross Booking Value (Rs. Lakh)	12,339	35,518	23,040	1,60,324	75,258	6,94,731
Amount Collected (Rs. Lakh)	27,252	50,907	22,350	1,17,150	79,963	4,17,344
Revenue Recognised (Rs. Lakh)	34,681	47,957	25,839	1,14,301	1,06,257	4,40,912
Average Rate per sqft. (Rs.)	45,231	48,038	43,468	46,983	40,402	37,383

Financial Update

Investment Properties

Development Properties

Jardin



Jardin

Project status as on Sep 30, 2025



Tower – B

Project status as on Dec 31, 2025



Tower – B

Jardin

Particulars	Q3FY26	Q2FY26	Q3FY25	9MFY26	Project Till Date
Carpet area (sqft.)	11,05,124	11,05,124	11,05,124	11,05,124	11,05,124
Units (nos.)	934	934	934	934	934
Area Booked (sqft.)	30,223	17,332	5,26,277	67,529	6,14,682
Units Booked (nos.)	25	16	466	58	540
Area in Inventory (sqft.)	4,90,442	5,20,665	5,78,848	4,90,442	4,90,442
Units in Inventory (nos.)	394	419	468	394	394
Gross Booking Value (Rs. Lakh)	7,726	4,679	1,33,263	17,587	1,56,337
Amount Collected (Rs. Lakh)	5,882	6,946	18,929	42,818	71,753
Revenue Recognised (Rs. Lakh)	2,605	3,034	-	8,988	15,215
Average Rate per sqft. (Rs.)	25,564	26,997	25,322	26,044	25,434

Forestville

Project status as on Sep 30, 2025



Tower - B

Project status as on Dec 31, 2025



Tower – C

Forestville

Particulars	Q3FY26	Q2FY26	Q3FY25	9MFY26	9MFY25	Project Till Date
Carpet area (sqft.)	11,08,932	11,08,932	11,08,932	11,08,932	11,08,932	11,08,932
Units (nos.)	1,257	1,257	1,257	1,257	1,257	1,257
Area Booked (sqft.)	23,793	20,529	20,852	67,229	78,617	2,90,696
Units Booked (nos.)	25	21	25	70	86	310
Area in Inventory (sqft.)	8,18,236	8,42,029	9,02,063	8,18,236	9,02,063	8,18,236
Units in Inventory (nos.)	947	972	1,035	947	1,035	947
Gross Booking Value (Rs. Lakh)	4,685	3,983	4,192	13,125	15,448	56,586
Amount Collected (Rs. Lakh)	5,019	4,444	3,846	12,552	11,913	34,047
Revenue Recognised (Rs. Lakh)	5,798	5,964	2,176	16,098	4,632	24,244
Average Rate per sqft. (Rs.)	19,691	19,402	20,104	19,523	19,650	19,466

Eternia & Enigma



Eternia

Particulars	Q3FY26	Q2FY26	Q3FY25	9MFY26	9MFY25	Project Till Date
Carpet area (sqft.)	13,49,549	13,49,549	13,49,549	13,49,549	13,49,549	13,49,549
Units (nos.)	1,312	1,312	1,312	1,312	1,312	1,312
Area Booked (sqft.)	39,472	20,735	6,166	70,412	50,179	9,54,257
Units Booked (nos.)	37	20	6	67	48	922
Area in Inventory (sqft.)	3,95,292	4,34,764	4,77,345	3,95,292	4,77,345	3,95,292
Units in Inventory (nos.)	390	427	468	390	468	390
Gross Booking Value (Rs. Lakh)	13,719	6,240	1,937	23,136	15,336	2,47,370
Amount Collected (Rs. Lakh)	9,312	4,590	5,307	17,356	21,730	2,39,032
Revenue Recognised (Rs. Lakh)	7,288	4,156	1,929	14,660	14,489	2,36,157
Average Rate per sqft. (Rs.)	34,756	30,092	31,420	32,858	30,562	25,923

Enigma

Particulars	Q3FY26	Q2FY26	Q3FY25	9MFY26	9MFY25	Project Till Date
Carpet area (sqft.)	12,57,392	12,57,392	12,57,392	12,57,392	12,57,392	12,57,392
Units (nos.)	682	682	682	682	682	682
Area Booked (sqft.)	25,545	49,660	31,205	1,08,510	1,14,913	10,88,905
Units Booked (nos.)	13	26	17	59	60	601
Area in Inventory (sqft.)	1,68,487	1,94,032	2,96,135	1,68,487	2,96,135	1,68,487
Units in Inventory (nos.)	81	94	150	81	150	81
Gross Booking Value (Rs. Lakh)	9,025	17,593	10,421	38,647	36,545	2,95,069
Amount Collected (Rs. Lakh)	11,611	17,993	20,539	36,810	37,770	2,88,613
Revenue Recognised (Rs. Lakh)	11,354	16,489	16,726	34,257	30,666	2,85,521
Average Rate per sqft. (Rs.)	35,328	35,427	33,395	35,615	31,802	27,098

Sky City



Tower – A to E



Sky City

Project status as on Sep 30, 2025



Tower - F

Project status as on Dec 31, 2025



Tower - G

Sky City

Particulars	Q3FY26	Q2FY26	Q3FY25	9MFY26	9MFY25	Project Till Date
Carpet area (sqft.)	28,54,907	28,54,907	28,54,907	28,54,907	28,54,907	28,54,907
Units (nos.)	2,734	2,734	2,734	2,734	2,734	2,734
Area Booked (sqft.)	16,891	34,499	9,888	63,314	94,892	25,88,763
Units Booked (nos.)	15	32	9	58	80	2,511
Area in Inventory (sqft.)	2,66,144	2,83,035	3,37,119	2,66,144	3,37,119	2,66,144
Units in Inventory (nos.)	223	238	287	223	287	223
Gross Booking Value (Rs. Lakh)	9,167	17,343	3,799	31,700	35,794	7,47,135
Amount Collected (Rs. Lakh)	10,483	8,613	12,321	27,758	57,311	6,39,422
Revenue Recognised (Rs. Lakh)	23,415	15,264	11,161	53,021	61,354	6,84,251
Average Rate per sqft. (Rs.)	54,270	50,270	38,421	50,067	37,720	28,861

Highlights

- Received full Occupation Certificate for Eternia, Mulund
- Entered into an agreement to redevelop land with potential of 1.18 lakh square feet of RERA Carpet Area at Nepean Sea Road, Mumbai

Awards

- Oberoi Realty was certified again as Great Place To Work
- GRI Awards India 2025 for:
 - Sky City Mall : Retail Project of the Year
 - Commerz III : Commercial Project of the Year
 - Three Sixty West : Architectural Highlight of the Year
- Sky City Mall was awarded Global Retail Project of the Year at the GRI Awards at Abu Dhabi

Thank You

For any further information please write to ir@oberorealty.com or contact on (+91 22) 6677 3333

Annexure

Notes

1. The gross leasable area of the Investment Properties has been calculated based on the carpet areas. The Company has given the areas to make them comparable with other projects of other developers across the country, and these areas do not represent the basis of the transaction entered into with customers.
2. The areas of Development Properties are the carpet areas as per prevailing law / contractual arrangements.
3. All areas / configurations of projects are based on present estimates and are subject to change based on regulatory requirements and / or design / construction exigencies and / or management decisions.
4. Previous period figures have been re-grouped, re-arranged and re-classified wherever necessary to conform to current period's classification. The classification in this presentation may vary from classifications under Schedule III to the Companies Act or under Accounting Standards or the financial statements published in the Annual Report.
5. Considering the nature of the business carried on by the Company whereby revenues do not necessarily accrue evenly over the projects period, the revenues of the quarter and/or the year may not be strictly comparable with the results of the corresponding quarter and/or the year.
6. From Q1FY26, Gross Booking Value includes subvention amounts and stamp duty where applicable.

Glossary/Abbreviations

• Crore	= 10 Million	• nos.	= Numbers
• EPS	= Earnings Per Share	• PAT	= Profit After Tax
• EBITDA	= Earnings before Interest, Tax, Depreciation and Amortisation	• PBT	= Profit Before Tax
• GLA	= Gross Leasable Area	• RERA	= Real Estate (Regulation and Development) Act 2016
• IGAAP	= Indian Generally Accepted Accounting Principles (Till March 31, 2016)	• ROCE	= Return on Capital Employed
• IND AS	= Indian Accounting Standards (From April 01, 2016)	• RONW	= Return on Networth
• Lakh	= 100 Thousand	• Rs.	= Indian Rupees
• MahaRERA Rules	= Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017	• sqft.	= Square Feet

Disclaimer

This presentation has been prepared by Oberoi Realty Limited (ORL) and does not constitute a prospectus or placement memorandum or an offer to acquire any securities of ORL. This presentation or any other documentation or information (or any part thereof) delivered or supplied should not be deemed to constitute an offer to subscribe for ORL securities or the total areas mentioned herein should not be deemed to be the basis for transactions with customers.

No representation or warranty, express or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of such information or opinions contained herein. The information contained in this presentation is only current as of its date. Certain statements made in this presentation may not be based on historical information or facts and may be "forward looking statements", including those relating to general business statements, plans and strategy of ORL, its future financial condition and growth prospects, future developments in its industry and its competitive and regulatory environment, and statements which contain words or phrases such as 'will', 'expected to', 'horizons of growth', 'strong growth prospects', etc., or similar expressions or variations of such expressions. These forward-looking statements are based on expectations and projections, and may involve a number of risks, uncertainties and other factors that could cause actual results, opportunities and growth potential to differ materially from those suggested by such statements. These risks and uncertainties include, but are not limited to risks with respect to its real estate business, economic environment in India and overseas, changes in development regulations, changes in tax laws, changes in other applicable laws, litigation and labour relations. ORL will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.

ORL may alter, modify or otherwise change in any manner the content of this presentation, without obligation to notify any person of such revision or changes. This presentation cannot be copied and disseminated in any manner.

No person is authorized to give any information or to make any representation not contained in and not consistent with this presentation and, if given or made, such information or representation must not be relied upon as having been authorized by or on behalf of ORL.

The MahaRERA Rules have been notified on 20th April 2017. All our under construction projects in which sales have commenced have been registered under RERA. The information given in this presentation in the form of pictures, artistic renders, areas, consideration, project details etc does not purport or tantamount to any disclosure under the MahaRERA Rules and should not be construed to be or constitute advertisements, solicitations, marketing, offer for sale, invitation to offer, invitation to acquire including within the purview of RERA.

In preparation of these results, the Group has taken into account internal and external sources of information to assess possible impacts of various local and global factors, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets, impact on revenues and estimates of residual costs to complete ongoing projects. The Group will continue to monitor any material changes to future economic conditions..